
S-2726
DAUGHERTY COMMERCE CENTER
5th Primary Approval Extension Request

STAFF REPORT
June 9, 2011

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REQUEST MADE, PROPOSED USE, LOCATION:

The developer, DCI Development, LLP (represented by Randall Nick of Butler, Fairman & Seufert), is requesting a fifth 2-year extension of the conditional primary approval originally granted on August 19, 1998. The previous extension was granted by APC on June 3, 2009. Unless extended, approval for this commercial subdivision will expire August 19, 2011. The site is located at the northwest corner of CR 350 S and Concord Road, in Lafayette, Wea 10 (NW) 22-4.

STAFF COMMENTS:

As is typical for many of our commercial subdivisions, the lots have been recorded as they are sold, one or two at a time. Construction plans for the entire site were approved in January 1999. The City has accepted much of the infrastructure. Nine final plats with a total of 17 lots covering 29 acres have been recorded, the last one being in June 2006.

In April 2003, a large 63-acre tract was removed from the northwest part of the Daugherty Commerce Center preliminary plat. This was approved by APC and the City of Lafayette for a 283-lot single-family planned development known as Brittany Chase.

A total of 11 acres remain to be recorded in this subdivision's well-aged but still active preliminary plat.

STAFF RECOMMENDATION:

Approval, contingent on any applicable conditions of the original primary approval.

(The following are the original conditions for primary approval for S-2726.)

A. Variances

1. A variance to reduce the installation of sidewalks from both sides to one side of the proposed streets.
2. A variance to modify the turnaround at the west end of proposed Street #1, as shown on the preliminary plat.

B. Conditions

1. Except for the approved street entrances, "No Vehicular Access" statements shall be platted along the CR 350 S and Concord Road right-of-way lines. This restriction shall be included in the subdivision covenants as enforceable by the Area Plan Commission and irrevocable by the lot owners.
2. At the time of secondary approval, if there is a mortgage on this property, a release from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
3. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to both the Tippecanoe County Soil and Water Conservation District and the Lafayette City Engineer. The City Engineer must approve the storm water management plan, including the Erosion and Sediment Control Plan, in writing. The approval and plan must be incorporated in, and made a part of, the construction plans.
4. All existing easements, covenants or restrictions shall be shown on the final plat(s) and referenced with the corresponding recording information (Document Number and date recorded).
5. An overall utility coordinating sheet shall be included in the construction plans. This utility sheet shall be approved and signed-off by the non-government utility companies.
6. The required bufferyards shall be shown in the construction plans including the plant list and landscape details.
7. The Regulatory Flood Elevation and Boundary for the Elliott District Flood Plain shall be described and shown on the final plat. The final plat must also include a certification of the areas of the plat that are at or above the Regulatory Flood Elevation (100 year flood elevation), as specified in the Unified Zoning Ordinance, Section 2-26-17.
8. The street addresses and County Auditor's Key Number shall be shown on the final plat.